



City of Santa Clara

**ARCHITECTURAL COMMITTEE  
MEETING MINUTES**

**Wednesday, November 13, 2013 – 6:00 P.M.**

**CITY COUNCIL CHAMBERS  
1500 Warburton Avenue  
Santa Clara, CA 95050**

Please refer to the Architectural Committee Procedural Items coversheet for information on all procedural matters.

**ITEMS FOR COUNCIL ACTION**

The following items from this Architectural Committee agenda will be scheduled for Council review following the conclusion of hearings and recommendations by the Architectural Committee. Due to timing of notices for Council hearings and the preparation of Council agenda reports, these items will not necessarily be heard on the date the minutes from this meeting are forwarded to the Council. Please contact the Planning Division office for information on the schedule of hearings for these items:

- None

**1. CALL TO ORDER**

**2. ROLL CALL**

The following Committee Members responded to roll call: Councilmember Patricia Mahan, and Planning Commissioner Keith Stattenfield.

Planning Commissioner Steve Kelly was excused from the meeting.

Staff present: Yen Han Chen, Associate Planner, Shaun Lacey, AICP, Assistant Planner II (Item 7.A.), Debby Fernandez, Associate Planner (Item 8.A.)

**3. DISTRIBUTION OF AGENDA**

Copies of the current agenda are available from the Planning Division office on the Friday afternoon preceding the meeting and are also available at the Committee meeting.

**4. DECLARATION OF COMMITTEE PROCEDURES**

Councilmember Patricia Mahan reviewed the Committee procedures for those present.

**5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES**

- A. Withdrawals - None
- B. Continuances without a hearing – None
- C. Exceptions (requests for agenda items to be taken out of order) - None

**6. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS**

Members of the Public may briefly address the Committee on any item not on the agenda.

- None

## 7. CONSENT CALENDAR

Consent Calendar items may be enacted, approved or adopted, by one motion unless requested to be removed by anyone for discussion or explanation. If any member of the Architectural Committee, staff, the applicant or a member of the public wishes to comment on a Consent Calendar item, or would like the item to be heard on the regular agenda, please notify Planning staff, or request this action at the Architectural Committee meeting during the Consent Calendar review. Items listed on the Consent Calendar with associated file numbers constitute Public Meeting items.

**7.A. File No.(s):** **PLN2013-10067**  
**Location:** 3275 Stevens Creek Boulevard, a 0.61 acre parcel near the intersection of Stevens Creek Boulevard and Henry Avenue, A.P.N. 303-18-022; property is zoned CT (Thoroughfare Commercial)  
**Applicant/Owner:** Yeganeh Amirrazi  
**Request:** **Architectural Review** for outdoor seating for a bakery, consisting of up to 12 seats  
**CEQA Determination:** Categorically Exempt per Section 15301, Existing Facilities  
**Project Planner:** Shaun Lacey, AICP, Assistant Planner II  
**Recommendation:** **Approve**, subject to conditions

**Notice:** The notice of public meeting for these items was posted within 300 feet of the site and was mailed to property owners within 300 feet. Yeganeh Amirrazi, Owner, was present for the discussion.

**Discussion:** Mr. Lacey introduced the proposed project. The public comment period was opened and closed with no public comment.

**Motion/Action:** The Architectural Committee approved the project (2-0-0-1).

\*\*\*\*\***END OF CONSENT CALENDAR**\*\*\*\*\*

## 8. PUBLIC HEARING ITEMS

**8.A. File No.(s):** **PLN2013-09860/CEQ2013-01162**  
**Location:** 4800 and 4980 Great America Parkway, a 4.6 acres site at the northwest corner of Great America Parkway and Old Glory Lane, APNs: 104-04-115 & 152; properties zoned Light Industrial (ML)  
**Applicant:** Tim Steele, The Sobrato Organization  
**Owner:** Murphy Road Apartments, a California Limited Partnership  
**Request:** **Adoption of Mitigated Negative Declaration and Architectural Review** for construction of a new 170,689 square foot, five-story office building in conjunction with the demolition of an existing 71,000 square foot, five-story office building and addition of two parking levels to an existing three-level parking structure. The proposal includes a request for Zoning Administrator Modification to increase maximum building height of the new office structure from 70' to 85' and apply the uniform parking stall dimension standard of 8.5' x 16' to the project.  
**CEQA Determination:** Mitigated Negative Declaration  
**Project Planner:** Debby Fernandez, Associate Planner  
**Recommendation:** **Approve**, subject to conditions

**Notice:** The notice of public meeting for these items was posted within 300 feet of the site and was mailed to property owners within 300 feet. Representation for the proposal included Tim Steele and Bob Giannini.

**Discussion:** Ms. Fernandez presented the project plans. She reviewed the Initial Study and Mitigated Negative Declaration (IS/MND) and Mitigation, Monitoring, and Reporting Program (MMRP). She noted that public comments from the VTA and State Department of Transportation were received on the proposed (IS/MND). The public comment period was opened and closed with no public comment.

**Motion/Action:** The Architectural Committee adopted the MND and MMRP, approved the design of the project, and recommended that the Zoning Administrator allow the requested Modification to increase maximum building height of the new office structure from 70' to 85' and apply the uniform parking stall dimension standard of 8.5' x 16' to the project (2-0-0-1).

**8.B. File No.(s):** **PLN2013-10062**  
**Location:** 3138 Fresno Street, a 7,500 square foot lot, located on the south side of Fresno Street, approximately 100 feet east of Pacheco Street, APN: 290-17-002; property is zoned R1-6L (Single-Family Residential)  
**Applicant/Owner:** Brad Guzules  
**Request:** **Architectural Review** of a first floor expansion and second story addition to an existing single-family residence.  
**CEQA Determination:** Categorical Exemption per Section 15301, Existing Facilities  
**Project Planner:** Gregory Qwan, Planning Intern  
**Recommendation:** **Approve**, subject to conditions

**Notice:** The notice of public meeting for these items was posted within 300 feet of the site and was mailed to property owners within 300 feet. Brad and Kim Guzules, Owners, were present for the discussion.

**Discussion:** Mr. Chen introduced the proposed project. The public comment period was opened and closed with no public comment.

**Motion/Action:** The Architectural Committee approved the project (2-0-0-1).

**8.C. File No.(s):** **PLN2013-10074**  
**Location:** 725 Kiely Boulevard, a 0.13 acre parcel located midblock between Barcells Avenue and Toledo Avenue, (APN: 294-21-017); property is zoned R1-6L Single-Family  
**Applicant/Owner:** Dennis E. Shafer/Karnail Singh  
**Request:** **Architectural Review** to allow a 582 square foot first floor and 894 square foot second story addition to the existing single family residence. The proposal includes a request for Zoning Administrator Modification to allow the reduction of the rear yard setback from the required 20 feet to 16 feet 7 inches to accommodate the proposed expansion.  
**CEQA Determination:** Categorical Exemption per Section 15301, Existing Facilities  
**Project Planner:** Payal Bhagat, Assistant Planner II  
**Recommendation:** **Approve**, subject to conditions

**Notice:** The notice of public meeting for these items was posted within 300 feet of the site and was mailed to property owners within 300 feet. Representation for the proposal included Dennis Shafer and Karnail Singh.

**Discussion:** Mr. Chen presented the project plans. Mr. Shafer explained that there is an error on the drawings and a modification to reduce the rear yard setback is not required. The Committee commented that the second story addition can be shifted towards Kiely Boulevard to limit privacy concerns. The Committee also noted that the second story should limit spanning the width of the first floor. The Committee discussed with the owner alternative floor plans to limit privacy impacts and recommended reconfiguration of the second floor. The public comment period was opened and closed with no public comment.

**Motion/Action:** The Architectural Committee continued the project for redesign of the project (2-0-0-1).

## 9. OTHER BUSINESS

### 9.A. Committee Procedures and Staff Communications

#### i. Announcements/Other Items

- No Discussion.

#### ii. Report of the Liaison from the Planning and Inspection Department

- City Council Actions

- No Discussion.

#### iii. Committee/Board Liaison and Committee Reports


#### iv. Committee Activities

#### v. Upcoming Agenda Items

## 10. ADJOURNMENT

Adjourn. The next regular Architectural Committee meeting will be held on December 4, 2013, at 6:00 p.m.

Prepared by:



Yen Han Chen  
Associate Planner

Approved:



Gloria Sciara, AICP  
Development Review Officer

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